Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	167 Munro Street Coburg VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$920,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,030,000	Property type	House	Suburb	Coburg
Period-from	01 Sep 2019	to	31 Aug 2020	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 September 2020

CoreLogic RP Data Professional (/rpp/dashboard.html)

167 Munro Street Coburg, VIC, 3058

Mapping

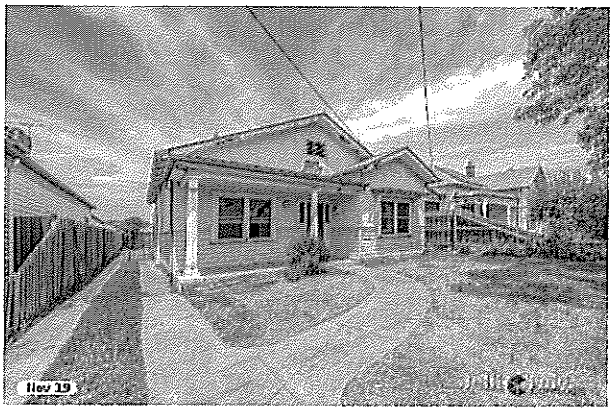
Google Aerial Map



Road Map



Property Photo



Property Detail

Property Type: House: One Storey / Lowset
Year Built: 1920

3 1 1 Approx 508m²

Last Sale Details

Sale Price: $80,000
Sale Date: 23 Apr 1998
Settlement Date:
Sale Type:

Land Use 1: Detached Dwelling (existing)
Zoning: Neighbourhood Residential Zone - Schedule 1

Legal Description

RPD: LOT 1 TP676100
Vol/Fol: 4424/605
LA: Moreland
Issue Date: Apr 98

Suburb Snapshot

The following statistics apply to Houses in COBURG*

- Change in Median Price (5yrs) is 41%
- Annual Change in Median Price (10yrs) is 5.5%
- Median Asking Rent for COBURG is $530 per week
- Median Days on Market is 41 days

*Statistics are calculated over a rolling 12 month period.

Property Features

Internal Features

- **Built In Wardrobes**
- **Toilets:** 1

External Features

- **Lockup Garages:** 1
- **Materials in External Walls:** Weatherboard
- **Materials in Floor:** Floorboards
- **Materials in Roof:** Corrugatedmetal

Other Features

- **Development Zone:** Neighbourhood Residential Zone - Schedule 1
- **M2 Total In Floor Area:** 100
- **Pets Allowed**
- **Property Improvements:** Timber

Listing Description - For Rent

Clean and Tidy in a fantastic location!
In a fantastic location close to Sydney Road shopping. easy access to Coburg train station, Popular café's, parklands & private schools. Comprising - three well sized bedrooms - Central bathroom -Versatile kitchen -Spacious living area and a laundry - Spacious backyard Other features: gas appliances, built in robes Jellis Craig Inner North Property Management invites you to inspect this property. If you would like to inspect this property please click book inspection or make an appointment and we will be in contact to arrange a suitable time. Alternatively, you can email the agent or visit the property listing on www.jelliscraig.com.au and click Book Inspection.

Advert Date: 11 Dec 2019

Sales History

Transfer Date	Sale Type	Sale Price	Vendor Name	Sold By
23 Apr 1998		$80,000		

Transfer Date	Sale Type	Sale Price	Vendor Name	Sold By
25 Jul 1992		$98,500		

On The Market History - For Rent

Last Listed Date	Last Listed Price	Agency	Agent
11 Dec 2019	$360.00	Jellis Craig Inner North Property Management	Thomas Pavlov
11 Dec 2019	$360.00	Jellis Craig Inner North Property Management	Stephanie Lentini
11 Dec 2019	$360.00	Jellis Craig Inner North Property Management	Inner North Property Management
22 Nov 2019	$380	Barry Plant Glenroy	Muhammad Jazri
11 May 2018	$360	Barry Plant Glenroy	Ibrahim Khoder
4 Aug 2010	$345	Ray White Real Estate Pascoe Vale	Nese Turan

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